BILL GARRETT, Davidson County
Trans:T20170075147 DEEDWARR
Recvd: 08/29/17 09:47 2 pgs
Fees:13.00 Taxes:987.53
20170829-0088512

Prepared by:
Tennessee Title & Escrow Affiliates, LLC
7105 Crossroads Blvd, Suite 101
Brentwood, TN 37027

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $266,900.00

Affiant

Subscribed and sworn to before me, this 25th day of August, 2017.

Notary Public
My commission expires: 1-24-21

JONATHON TRISTON JACOBS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD

Address of New Owner:	Send Tax Bills to:	Tax Information
Emilee Hemler	First Liberty Financial	018-07-0-030.00
110 Utley Drive	9520 Ormsby Station Road, Ste. 20	
Goodlettsville, TN 37072	Louisville, KY 40223	

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, **Amanda Dean, Trustee for The Gaines Family Trust,** hereinafter referred to as Grantor(s), have bargained and sold, and do hereby transfer and convey to **Emilee Hemler and Samuel D. Hemler wife and husband,** hereinafter called the Grantee(s), their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 57 on the Plan of Section 1, Connell Estates, of record in Book 2900, Page 15, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to The Gaines Family Trust by Quitclaim Deed from Jeffrey A. Gains aka Jeffrey A. Gaines and wife, Lisa M. Gains aka Lisa M. Gaines, as tenants in common with rights of survivorship, dated April 20, 2017 of record as Instrument No. 20170515-0048027, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Jeffrey A. Gains aka Jeffrey A. Gaines and wife, Lisa M. Gains aka Lisa M. Gaines, and Barbara Snyder, as tenants in common with rights of survivorship, by Quitclaim Deed from Jeffrey A. Gains and wife, Lisa M. Gains dated June 18, 2015 of record as Instrument No. 20150618-0058469, Register's Office for Davidson County, Tennessee.

The said Barbara Snyder having since died on February 7, 2017, leaving Jeffrey A. Gains and wife, Lisa M. Gaines surviving as tenants by the entirety.

Being the same property conveyed to Jeffrey A. Gaines aka Jeffrey A. Gains and wife, Lisa M. Gaines aka Lisa M. Gains by Warranty Deed from Linda J. Carter dated June 30, 2014 of record as Instrument No., 20140702-0058174.

Being also known as 110 Utley Drive, Goodlettsville, Tennessee 37072.

This conveyance is made subject to the real estate taxes for the current year, which have been prorated and assumed by Grantee, and such liens, limitations, restrictions, and easements as may affect the premises.

This property is improved property known as 110 Utley Drive, Goodlettsville, TN 37072

interest thereto belonging to the said Grantee(s), their heirs and assigns, forever. Grantors covenant with Grantee(s) that Grantor(s) are lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor(s) do further covenant and bind themselves, their heirs, assigns and representatives, to warrant and forever defend the title to said land to said Grantee(s), their heirs and assigns, against the lawful claims of all persons whomsoever.

Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

WITNESS my hand this the 25th day of August, 2017.

The Gaines Family Trust

By: _____
Amanda Dean

Its: Trustee

STATE OF TENNESSEE
COUNTY OF ~~WILLIAMSON~~ Robertson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Amanda Dean, Trustee for The Gaines Family Trust,** the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Brentwood, Tennessee, this the 25th day of August, 2017.

_____
Notary Public

My Commission expires: 5-5-19

STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF ROBERTSON
EVALYN C. HENDRICK

FILE NO: 2017085431